



Connecting Generations  
Enriching Lives









**Hope & A Future is an intergenerational community where individuals feel a sense of purpose and empowerment through caring for each other.**

**We believe that every person has the right to live fully, happily, and with dignity at each stage of life.**



## HOPE & A FUTURE IS...

1

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**A home where  
people feel value and  
purpose.**

2

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**People of all ages coming  
together in supportive, caring  
relationships.**

3

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**A compassionate, cost-  
effective way to care for our  
older generation.**

4

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**A new model for building  
neighborhoods where people  
are connected, not isolated.**



“Two decades ago, I started hosting weekly intergenerational potlucks at my home. I watched young parents, teenagers, children, and older adults develop warm relationships. Twenty years later, we’ve built an intentional community that is rich in social connectedness and care for one another. We’re ready to grow our community to the next level. Imagine what we can do!”

*Karin Krause, Founder and Executive Director*

A strong sense of belonging and social connection fuels mental and physical health. It’s essential to our well-being. Despite living in close proximity to neighbors, many people today feel isolated. They feel that no one really knows them and that they have no one to call if they need help.

For the past 20 years, Hope & A Future quietly created a solution to address this deep loneliness and disconnect. In our first phase we have developed an award winning Adult Family Home where we involve multiple generations in the care of adults in their last stage of life. We use a Family of Friends staffing model. The neighborhood nurse lives on site with live-in staff and sometimes their children. Staff, children and residents share meals and life around a family table. Visitors, regular volunteers and loved ones become our extended family of friends. No one feels invisible and caring relationships help young and old flourish.

**PAINFUL LONELINESS AFFECTS 60% OF AMERICANS ACROSS GENERATIONS.**



## A new kind of neighborhood

After 20 years of experience in building intergenerational, purpose-based community, Hope & A Future is ready to grow. We've developed an exciting model for a new **intentional inter-generational neighborhood**. Our award winning Adult Family Home, providing care for frail older adults, was the first phase. In the next phase we will grow into a neighborhood bringing diverse neighbors together. This exciting new phase will serve **90% more people** with workforce housing for families and independent living for older adults.

Our model weaves together neighborhood life with a variety of fun and interesting activities. New planned areas include places for organized and spontaneous gatherings around gardens, food, arts, education, exercise, hobbies, and problem solving. The neighborhood includes jobs and volunteer opportunities, as well as onsite daycare for young and old.

People interested in moving into our expansion will take classes that explore diverse and **inclusive living** and what it means to build equity for each other. An internal time bank will track volunteer time for residents and members of the surrounding community. Weaving everyone together through these caring, purposeful interactions, diverse neighbors get to know each other, creating an intentional, vibrant setting that feels like home to people who live onsite and for those who come to visit!









*Hope  
& A  
Future*  
NEIGHBORHOOD

Hope & A Future's expanded  
TIIN neighborhood will be  
the first of its kind.







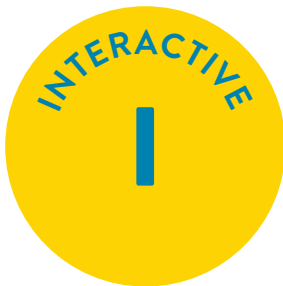


# Therapeutic Interactive Intergenerational Neighborhood (TIIN) Model

Our neighborhood model is based on the idea that there is a synergy between the needs and strengths of young and old that uniquely equips them to help each other flourish.



- Identify personal strengths and set personal goals
- Foster social connections
- Staff and neighbors work together, encourage, and help each other



- Indoor and outdoor spaces creatively facilitate connection
- Community involvement and volunteerism are vital
- An internal time bank coordinates neighbors' efforts who give time each week



- The needs and strengths of young and old people in relationship creates a synergy in which they are uniquely equipped to help each other



- Unique design helps build community – inclusive by design and intention
- Includes an Adult Family Home, independent life lease housing for people 55+, and workforce rental housing for families
- Combined indoor and outdoor community spaces for intergenerational and age specific programs and services





## THE SITUATION

### OLDER ADULTS

Health risks  
Inconsistent care  
Lack of sense of belonging

### FAMILIES

Stress  
Lack of Childcare  
Limited Resources

### SOCIETY

Loneliness  
Unsafe Neighborhoods  
Barriers to Resources  
High Health Care Costs  
Isolation

## OUR SOLUTION

### TIIN

Older adult housing  
Workforce housing  
for families  
Generations support  
one another

### INTERGENERATIONAL ACTIVITIES

Shared Meals  
and traditions  
Internal Time Bank  
Cooking  
Gardening  
Hands-on Education  
Music and Art  
Off-site Outings

## POSITIVE IMPACT

### HAPPIER & HEALTHIER OLDER ADULTS

Purpose and Belonging  
Supportive Neighbors  
Enhanced well-being

### RESIDENT FAMILIES

Improved family functioning  
Economic security  
Resilient kids

### SOCIAL CAPITAL

Increased community involvement  
Safer neighborhoods  
Intergenerational  
Social Engagement

### REDUCED COSTS

Lowered cost of health care  
for older adults  
Decreased need for assisted living  
Increased Support From  
Engaged Neighbors



## Our Older Adults

Independent older adults and those in need of long term care will both receive and give support. All older adults will feel a sense of belonging and purpose. All will age in our community, being cared for through every stage of their golden years.



## Our Caregivers

Our Family of Friends staffing model provides the option for caregivers to live on site, receiving room and board in exchange for assistance with evening and weekend hours. We especially welcome caregivers with families who may need support themselves.

## Our Volunteers

Every year 200-400 volunteers join us at Hope & A Future to provide activities for our older adults and children, arrange live music and other social gatherings, or help with the upkeep. Volunteers represent both young and old and diverse financial, racial, and spiritual backgrounds. Hope & A Future is a place of joy that welcomes all.





At the nursing home in 2010



At Hope & A Future in 2016

Margaret's future looked bleak due to her complicated medical history and dementia, but with community care and attention at Hope & A Future, she lived a full life.

**“When Mom moved in she was frail, confused and unable to walk more than a few feet. Within months of living at Hope & A Future, Mom was off insulin, walking independently with her walker and far less confused. She began taking an interest in household chores, knitting infant hats for hospitals, and became the life of every party! Hope & A Future gave us seven more years with Mom and they will always feel like family to us!”**

*Sandra & Scott Hall (children of Margaret Hall)*

Margaret requested that her ashes be spread at Hope & A Future because it became her best home.





**“We were at a crossroad in life and Hope & A Future gave us a safe home with built in love and support. While we lived there, I was able to save money and explore options for increasing my earning power. It helped so much to know that someone would be home when the school bus dropped off my children.”**

*Cami Streets (former live-in caregiver)*

## OUR NEW NEIGHBORHOOD WILL INCLUDE:



Our replicable model fosters caring relationships between young and old — offering older adults the opportunity to age in place with joy and genuine purpose.



## 20 YEARS IN THE MAKING...

2002

**Karin begins caring for older adults in her home**

**Starts business plan**



2005

**Karin wins licensing for WI's first Adult Family Home for Advanced Age.**

**Over 1,000 now exist!**

2012

**Purchased 5.5 acres and became Hope & A Future**



2014

**Built new Adult Family Home addition**

**4 generations under one roof!**



2015-  
2023

**Worked with UW, architects, planners, lawyers, policy makers to create replicable model**

2023

**Finalized model and plans for expansion**



2023

**Kick-off campaign to raise \$4M**

2026

**BREAK GROUND!**

2028+

**Replication model and TIIN certification. Inspire other communities!**



## PROJECT BUDGET

SOURCES		USES	
Life Lease Units / Mortgage	\$ 8,400,000	Construction	\$ 12,000,000
Capital Campaign Donations	\$ 2,600,000	Operating Reserves	\$ 1,000,000
Long term debt	\$ 2,000,000		
<b>Total</b>	<b>\$ 13,000,000</b>	<b>Total</b>	<b>\$ 13,000,000</b>



## **It is time to intentionally create inclusive communities.**

The TIIN model has the capacity to change the way we think about caring for vulnerable community members. Hope & A Future is a real-life example of young and old experiencing purpose and belonging for a more just and vibrant world! We hope you will help us build the first replicable TIIN.

## **Join with us to build hope for a better future – one vibrant neighborhood at a time!**

To build our vision we must raise \$4M in private contributions towards our goal. By supporting this project today, we demonstrate the amazing opportunity to build a stronger, healthier community model for the Greater Madison Area. Together we will use this replicable model to inspire more intentional communities across the state and country.



**LEARN MORE  
ABOUT HOPE &  
A FUTURE AND  
HOW YOU CAN  
SUPPORT THIS  
INNOVATIVE  
PROJECT.**

**Donate directly through  
[hopeandafutureinc.org/donate](https://hopeandafutureinc.org/donate)  
or contact Karin Krause at  
[Karin@hopeandafutureinc.org](mailto:Karin@hopeandafutureinc.org),  
608.831.0243**

Hope & A Future III, Inc. is a charitable  
501(c)3 nonprofit organization.

1115 S. High Point Road  
Madison, Wisconsin 53719

## Your gift today will bring intergenerational communities to cities across America.

Hope & A Future leaders have spent years working with attorneys, policy makers, accountants and designers to create a replicable TIIN model. Karin and the Hope & A Future Board are dedicated to sharing this model and wisdom gained from our TIIN with communities across the country.

**“If we continue to see the aging population as a problem, we will miss the potential resource that they are! It is time to explore new ideas for creative cradle to grave living among a family of friends. Join us in building a better today and tomorrow together!”**

*Karin Krause, Founder and Executive Director*





### Capital Campaign Leadership Committee

Karin Krause

Nancy Whitney

Mark Barnard

Janet Nebel

Paula Reif

Chris Shanahan



9 / 29 / 2025

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Madison, Wisconsin 53719

[hopeandafutureinc.org](http://hopeandafutureinc.org)